



HOUSING AUTHORITY
of the City of Long Beach

Are You Participating in HIP?



We are well underway with the implementation of our Homeless Incentive Program (HIP).^{*} We encourage all owners to give it a try. You are invited to our next Owner Orientation, so we can tell you all about the financial incentives to owners who are willing to partner with us to combat the homeless epidemic in Long Beach.

Wednesday, July 18, 2018

12:00 p.m. – 2:00 p.m.

**The Housing Authority of the
City of Long Beach
521 E. 4th Street**

Please RSVP with Kari Faithful at kari.faithful@longbeach.gov or (562) 570-6033.

^{*}HIP offers monetary incentives to owners who are willing to rent their units to homeless families. Incentives include **Holding Fees**

to hold a unit vacant while homeless referrals are being vetted by the owner; **Payment of Rental Application Fees** (not to exceed state maximum); **Move-In Assistance** (security deposit, utility deposit, etc.); and **Damage Claims** (not to exceed \$2,000 over the security deposit).

Resident Advisory Board



The Resident Advisory Board met last April and have agreed upon a draft Annual Plan to present to the Housing Authority Commission in July. You can view the draft plan here:

<http://www.longbeach.gov/global/assets/hac/b/media-library/documents/about/fy-2018-19-annual-pha-plan>



A Notice from Our Attorney Regarding the State of Emergency



In last month's issue, we advised you that the State of California is currently in a State of Emergency. As such, price gouging – raising the price of goods and services by more than 10% - is deemed illegal. Our City Attorney has opined that the Housing Authority would not be a violating party under that statute, as we are not the party imposing rent increases. She further states that the intent of the legislation is to "ban capitalistic bad actors who attempt to take advantage of disaster victims during unfortunate circumstances with increased demand for housing." As such, the Housing Authority is relieved of the burden of having to implement any new policy, nor would we have to go backwards to undo any past actions or past payments. Moreover, the Housing Authority already follows a due diligence protocol to ensure rent reasonableness, and a higher than 10% increase by the landlord could be justifiable under the current housing market. What does this mean for you? We will be processing rent increases as usual, in compliance with our current practices. Carry on!

Important News Regarding Mutual Agreements

A Mutual Agreement is a statement signed by you and your tenant that can do either of three things:

1. Cancel your lease
2. Change your Lease Contract Termination date (LCT) during the move process.
3. Cancel the move process completely when you and the tenant agree that the tenant will remain in your unit.

The Mutual Agreement is an important tool designed so that you will continue receiving your payment when things don't work out as planned. However, you must complete the mutual agreement **PRIOR** to the Lease Contract Termination Date. We cannot go backwards to pay HAP during a time period that was not covered by a Mutual Agreement. For instance, Mary Smith rents from Bill Jones. Mary notifies all parties that she is moving as of 5/31/18. However, her new landlord advises her that the new unit would not be ready until 7/1/18. Mary and Mr. Jones then sign a Mutual Agreement to extend tenancy throughout June so that Mr. Jones would continue to get paid his HAP. The new LCT date is 6/30/18. Later, Mary's potential landlord decides not to rent to her, so Mary asks Mr. Jones if she could just stay in the unit. He agrees, yet neither of them informs the Housing Authority. In

September, Mr. Jones notices that he hasn't received his HAP. He calls the Housing Authority and learns that we stopped payment as of 6/30/18, per the LCT date on the Mutual Agreement. Of course, Mr. Jones wants us to pay HAP for July and August, which we cannot do because we were not under contract during that time period. Confusing? Please call our office with any questions that you may have, or you may attend the next Owner Orientation on July 18th at 12pm, where this issue will be addressed.

Inspection Tips

Landlords, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

Ceiling: Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.

Door/Cabinets: Missing doors, knobs, locks, stops and loose or missing thresholds must be repaired or replaced. Sliding doors must have guides.

Floors: Torn, damaged, cracked or missing tiles/linoleum must be repaired/replaces. Carpeting should be clean, Torn, damaged or severely worn carpeting must be replaced.

Locks: As required by California law, each entrance door (other than a sliding door) must be equipped with a single deadbolt lock. Interior doors may only have privacy locks.

Plumbing and Fixtures: Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers.

Carbon Monoxide Detectors: There must be at least one working carbon monoxide detector for each living level.

IMPORTANT NUMBERS

Bureau Manager

Alison King 570-6153

Special Projects Officer

Kieshia Nathaniel 570-6616

Housing Operations Program Officer

Nida Watkins 570-6011

Ombudsman/Community Liaison

Kari Faithful 570-6033

Inspections Coordinator

Saulo Amezquita 570-5301

Occupancy Coordinator

Joi Dailey 570-6365

Intake Coordinator

Mechell Roberts 570-6285

Program Integrity Coordinator

Gerlanda Larry 570-6089

Inspections Scheduler

Sophy Chhoy 570-5303

Rent Reasonableness

Debbi Brown 570-5307

Move Specialist

Xochitl Ortega 570-6409

Ownership Specialist

Sergio Navarro Jr. 570-6897